

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	738 Washington Street	Date:	August 5 th , 2015
Perm. Parcel No:	812-13-020	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Genmoncha, LLC	Maximum Occupancy:	7 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially inside garage and alongside yard.
- 2) Remove all unused, unlicensed or inoperable motor vehicles.
- 3) All siding must be present, in good condition and properly painted. Complete siding at rear dormer.
- 4) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Paint to match.
- 5) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch railing accordingly. Stain/paint the porch assembly.

GARAGE:

- 1) Exterior walls and trim materials must be painted and in good repair.
- 2) Repair soffit and fascia on side of garage adjacent property line.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. –foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) Guard rail on second floor exterior porch shall be a minimum height of 36" above the deck floor level.
- 4) Repaint sill at exterior door onto second floor balcony roof.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

Certificate of Inspection
738 Washington Street
Genmoncha, LLC
August 5, 2015

EXTERIOR ITEMS (Cont):

- 5) Completely remove and reconstruct the front porch with new, weather-resistant materials at the transition from stone to wood. It appears the wood trim has been removed at the first riser starting at the porch level. Paint to match.
- 6) All stairs/steps must be sound, free of cracked or loose sections. Stone tread at stair out of basement is not secure.
- 7) All stairs/steps must be sound, free of cracked or loose sections. Repair/replace loose step at stairs from basement door.
- 8) Replace the basement exterior door assembly. Repair/replace frame to fit new door assembly.
- 9) Repair/replace the basement exterior storm door assembly.
- 10) Trim all trees, bushes and/or shrubbery on the property, especially in side yard, rear yard, around garage and end of driveway.
- 11) Cut and maintain the grass on a regular interval on this property.

GENERAL GARAGE ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Gutter and downspout missing on side adjacent property line.
- 2) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Repair damage in side wall toward back yard area and paint.
- 3) All exterior light fixtures must be properly maintained and operate normally.
- 4) All electrical outlets in walls must be GFCI protected (except freezers).
- 5) Electrical wiring in conduit shall be properly supported.
- 6) Repair/replace the exterior door frame rotted at bottom of the jambs with a new door frame assembly. Paint/stain.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Level (1) square of service sidewalk located adjacent porch or replace.
- 2) Level or Replace raised sidewalk squares of service/entry sidewalk adjacent sidewalk from repair of right guard at front porch. Service walks shall be a minimum of 4-inches in thickness.
- 3) Remove and replace the broken or deteriorated asphalt drive and asphalt parking area as directed after removing all weeds and grass from surfaces.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Install a 100-Amp service riser (replace rooted wiring) and meter to existing 100-Amp panel and consolidate all other panels/disconnects into the new panel. Registered Bedford electrical contractor to obtain permit, inspections and approvals.
- 2) All wires entering main panel must have the correct connectors.
- 3) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 4) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

Certificate of Inspection
738 Washington Street
Genmoncha, LLC
August 5, 2015

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with burner cover. Reinstall.
- 2) Install code compliant transition fittings between cast iron and PVC fittings and properly support piping. There are numerous areas where this occurs. Therefore a registered plumbing contractor shall obtain a plumbing permit, revise plumbing, call for inspections and obtain approvals.
- 3) Repair or replace leaking piping.
- 4) Properly support all water and DWV piping.
- 5) Properly cap DWV piping sticking above basement floor.
- 6) Hot water tanks exhaust flue piping shall be sealed tightly @ chimney.
- 7) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 8) Repair incoming water service line leak.

GENERAL HVAC ITEMS:

- 1) Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the Boiler cleaned and serviced by a qualified technician. Or Replace the Boiler with a new appliance.
- 2) Replace the obsolete gas valve at the furnace and hot water tank with the correct ¼-turn gas shut-off valve.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a handrail on the basement stairs the full length of the stair run.
- 3) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 4) Re-install clean out door on chimney.
- 5) Replace or remove damaged interior basement doors.
- 6) Tuck-point the mortar joints in the basement walls as needed and repair missing brick/blocks at window sill areas. Repair all wall cracks.
- 7) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 8) Scrape and paint the basement walls with block-filler paint.
- 9) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) Install an air admittance valve under kitchen sink.
- 3) Clean, repair and disinfect the kitchen cabinets.
- 4) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Second Floor

- 1) Flooring must be sanitary. Clean the flooring or install new floor tile.
- 2) Repair the tub finish to make it sanitary and water tight or replace the tub.
- 3) Repair the lavatory sink finish to make it sanitary and water tight or replace the sink.

Certificate of Inspection
738 Washington Street
Genmoncha, LLC
August 5, 2015

BATH ITEMS: Second Floor (Cont):

- 4) Install an air admittance valve under bathroom sink.
- 5) Clean and sanitize sink vanity cabinet including repair to face frame or replace.
- 6) Wall and ceiling surfaces must be free of cracks, holes, etc. and properly painted. Patch and repaint the bathroom walls/ceilings.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt cap covers.

BATH ITEMS: First Floor

- 1) Flooring must be sanitary. Clean the flooring or install new floor tile.
- 2) Showers and tubs must have water repellant walls. Re-grout tile walls and seal all gaps between tub/floor and tub/wall.
- 3) Repair, clean and paint baseboard heater.
- 4) Clean and sanitize sink vanity cabinet.
- 5) Install an air admittance valve under bathroom sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed on all floor levels.
- 2) Floors must not have any weak, loose, or decayed sections or boards or holes or depressed areas creating tripping hazards. Repair the damaged floor in the two bedrooms.
- 3) Install a new smoke detector on the first and second floor level(s).
- 4) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 5) No damper was found in masonry fireplace. Damper is required in the masonry fireplace.
- 6) Install smoke detectors in each bedroom. Some exist but others are missing. They are required in every bedroom.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SEVEN (7) occupants (total of both adults and children)